



Land Use Annual Report 2013

Prepared By
St. Louis County Planning and Community Development Department

About the Report

The report provides an overview of residential and commercial land use activity in areas that are administered by St. Louis County. The report highlights permit type, variances, conditional use permits, plats, rezonings, land use plans.

Published
March 2014

Land Use Administration

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission (PC)

Subdivision Activity

Ordinances, Statutes, Plans Enforced by St. Louis County Planning and Community Development Department

St. Louis County	Adopted	Amended
Zoning Ordinance #46	February 16, 1993	August 16, 1993 March 23, 1998 November 1, 2000 July 1, 2003 December 14, 2007 July 1, 2009 November 1, 2011
Comprehensive Land Use Plan Ordinance #27	December 27, 1977	November 1, 2011
Subdivision Regulations Ordinance #33	July 13, 1993	December 7, 2007 (Repealed)
Floodplain Management Ordinance #43	February 19, 1992	March 4, 2002
Comprehensive Wetland Protection and Management Plan	March 9, 1999	November 1, 2011 (Repealed)
Comprehensive Water Management Plan	September 14, 2010	
Subdivision Ordinance 60	March 27, 2012	August 13, 2013

Permit Summary

Land Use Administration

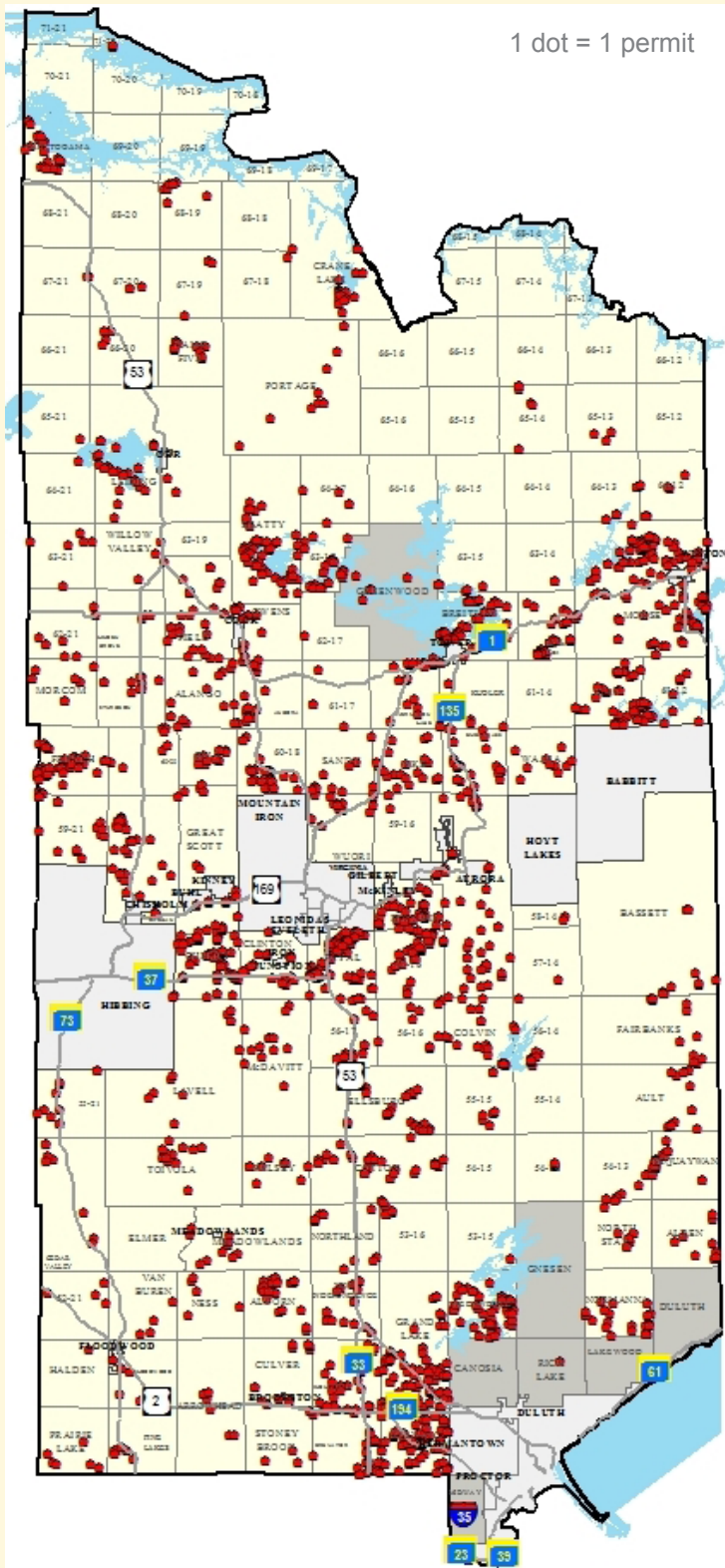
Permit Summary

Board of Adjustment (BOA)

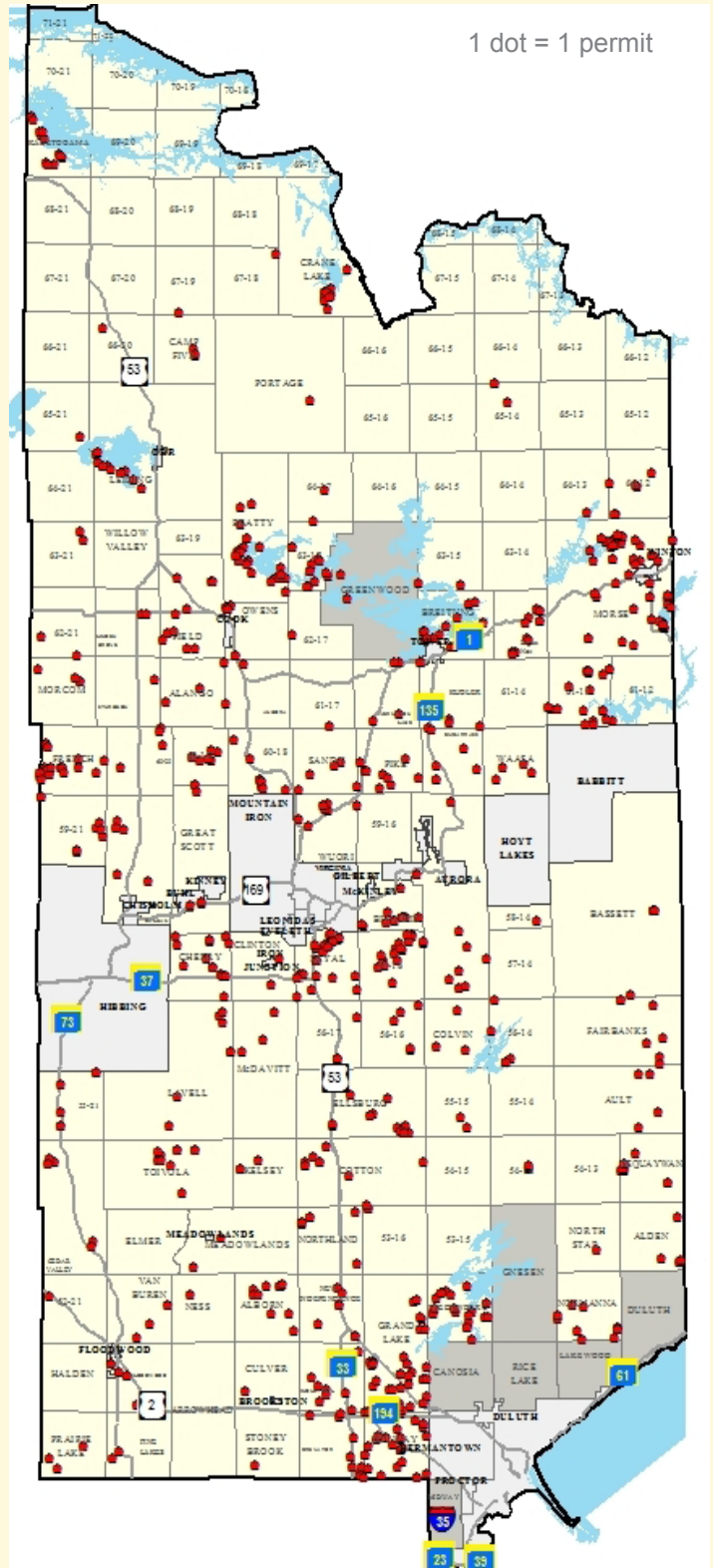
Planning Commission (PC)

Subdivision Activity

2011-2013 Land Use Permit Activity



2013 Land Use Permit Activity All Participating Communities in Permit System



Source: St. Louis County Planning and Community Development Department, 2013

Permit Summary

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

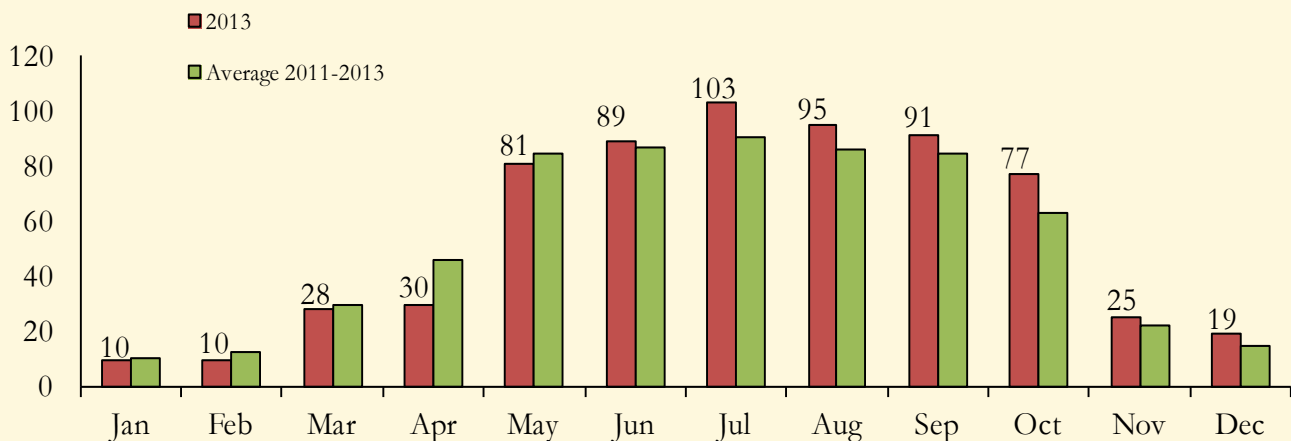
Planning Commission (PC)

Subdivision Activity

Land Use Permits by Type

Land Use Permits by Type 2011-2013				
Type	2011	2012	2013	
			#	% of Total
General Land Use Permits				
Single Family Dwelling (0-600 sq. ft.)	20	18	21	3.19%
Single Family Dwelling (>600 sq. ft.)	121	121	119	18.09%
Mobile Home	11	4	6	0.91%
Subtotal	152	143	146	22.19%
Dwelling Addition	78	86	92	13.98%
Subtotal	78	86	92	13.98%
Accessory Building (100-800 sq. ft.)	137	129	128	19.45%
Accessory Building (>800 sq. ft.)	154	166	190	28.88%
Accessory Building Addition	14	14	14	2.13%
Subtotal	305	309	332	50.46%
Commercial Building	5	10	7	1.06%
Commercial Building Addition	4	1	3	0.46%
Commercial Accessory Building	5	10	3	0.46%
Subtotal	14	21	13	1.98%
Deck	28	23	24	3.65%
Sauna	13	19	15	2.28%
Home Occupation	4	3	2	0.30%
Structure Moving/Storage	1	2	2	0.30%
Other (Performance standards, off-site signs, fee-waived, etc.)	14	23	32	4.86%
Subtotal	60	70	75	11.40%
Land Use Permit Total	609	629	658	100%

Land Use Permits By Month



Source: St. Louis County Planning and Community Development Department, 2013

Permit Summary

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission (PC)

Subdivision Activity

All Permit Activity Shoreland vs. Non-Shoreland

	2011	2012	2013	
			Number	Percent (%) of Total
Non-Shoreland Permits	296	309	359	54.56%
Shoreland Permits	313	320	299	45.44%
Total Permits	609	629	658	

Development Activity by Shoreland Classification (Excludes Variances and Planning Commission Applications)

Lake Classification	# of Permits			
	2011	2012	2013	Total 2011-2013
1. Recreational Development	158	172	174	504
2. General Development	74	85	86	245
3. Natural Environment	44	32	35	111
Subtotal	276	289	295	860
River Classification				
4. Tributaries	28	16	4	48
5. Rural/Agricultural	5	5	0	10
6. Trout Streams	3	4	0	7
7. SLC Remote	1	0	0	1
8. DNR Forested	0	5	0	5
Subtotal	37	30	4	71
Total Shoreland Development	313	319	299	931

Source: St. Louis County Planning and Community Development Department, 2013

Board of Adjustment (BOA) Summary

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission (PC)

Subdivision Activity

Shoreland Variance Applications 2013

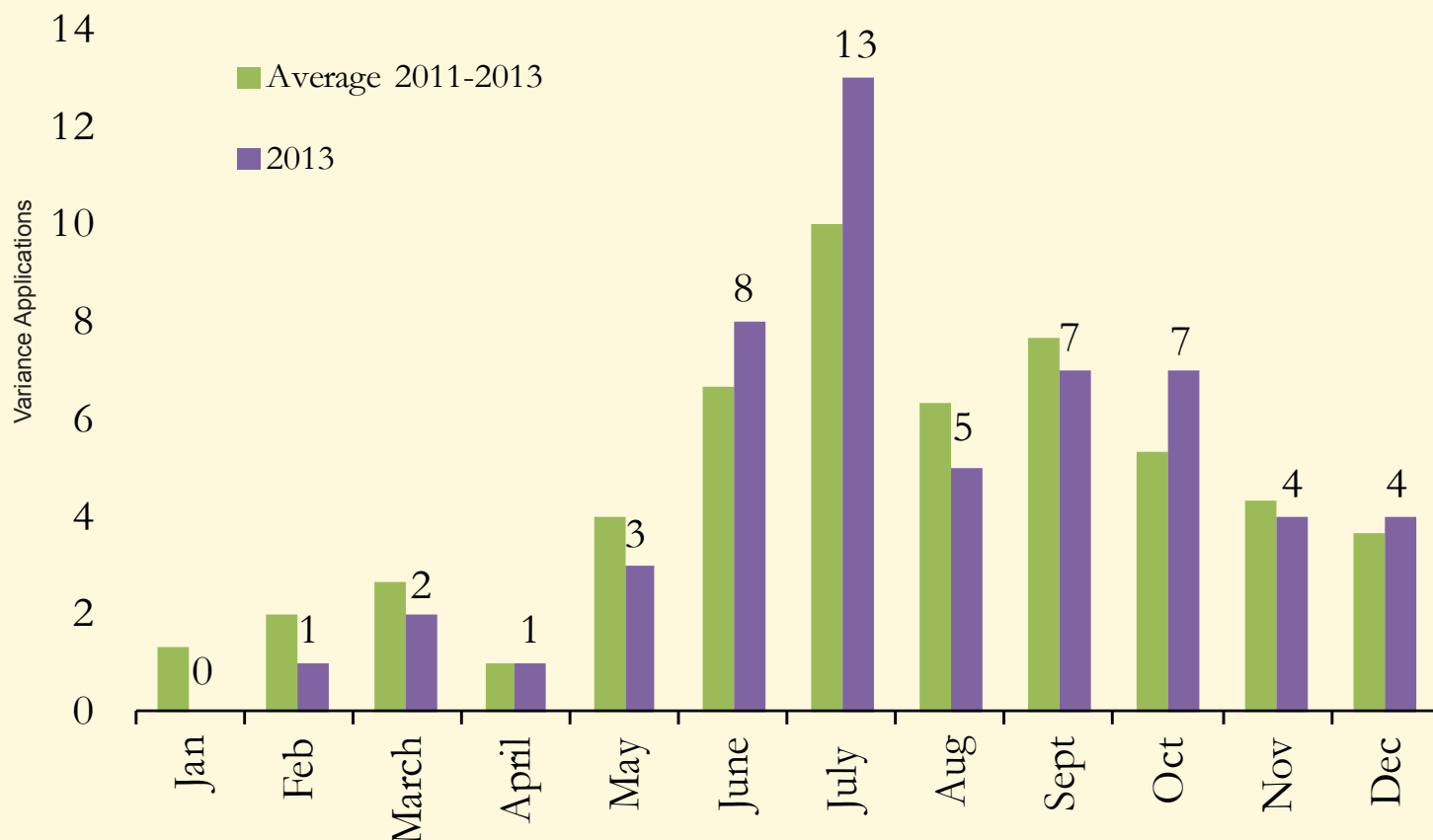
Planning and Environmental Services

Shoreland Variance Applications				
Planning and Environmental Services Departments Totals by Percent (%)				
	Number			Percent (%) of Total
	2011	2012	2013	
Shoreland	46	48	50	86.7%
Non-Shoreland	10	6	5	13.3%
Total Requests	56	54	55	

Variance Applications By Month

Planning and Environmental Services

2011-2013



Source: St. Louis County Planning and Community Development Department, 2013

Board of Adjustment (BOA) Summary

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission (PC)

Subdivision Activity

Variance Requests by Type

St. Louis County Planning and Community Development Department

2011

2012

2013

Principal Structures

Shoreline Setback	14	7	8
Lot Width and/or Area	3	3	2
40% of Lot Width	1	3	6
Side Yard Setback	0	0	3
Second Principal Structure	0	1	0
Height Limit	1	0	1
Road Setback	2	1	0
Rear Yard	0	1	2
Bluff	0	1	0
% Lot Coverage	2	0	1

Subtotal

23

17

23

Principal Structure Additions

Shoreline Setback	1	4	4
Allowable Size Exceeded	5	6	4
Height Limit	0	0	3
Side Yard Setback	2	2	3
One Addition Allowed	1	0	5
40% of Lot Width	1	2	2
Foundation from Lake	0	0	1
Road Setback	2	1	5

Subtotal

12

15

27

Accessory Structure

Shoreline Setback	2	7	4
Road Setback	7	8	9
Size Limit	2	0	5
Side Yard Setback	1	1	2
Rear Lot Line	1	0	0
Second Water Oriented Structure	0	0	1
Bluff	0	0	0

Subtotal

13

16

21

Other

SSTS	2	2	5
Subdivision Platting	5	4	3
Side Lot Line (Accessory Additions)	0	0	0
Boathouse Size Exceeded	1	0	2
Exceeding % of Impervious Surface	0	0	2
Wetland Appeal	0	0	1
Appeal of PC Decision	0	0	0

Subtotal

8

6

13

Total Variance Requests

56

54

84

PC and BOA Members

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission (PC)

Subdivision Activity

Board of Adjustment (BOA) Duties

The duties of the St. Louis County Board of Adjustment (BOA) are as follows:

1. Hear requests and make decisions about variances from the county's official controls; and
2. Hear appeals and make administrative decisions relating to county official controls.

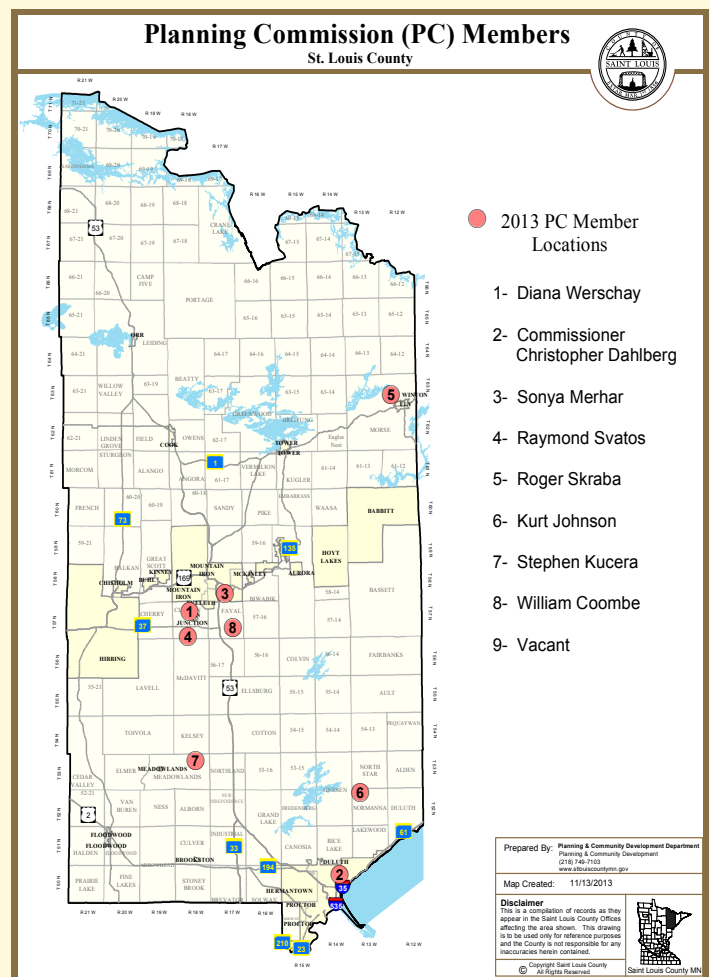
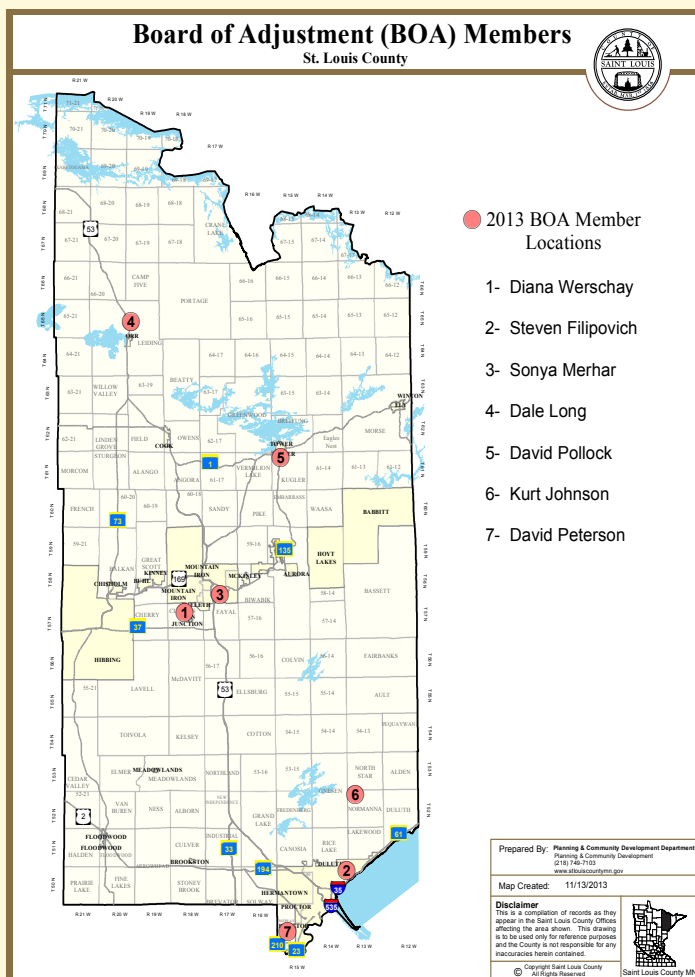
It is impossible to develop official controls with sufficient detail to manage the physical development of land in every circumstance. Allowing variances from official controls is necessary to provide flexibility in the regulatory process when strict enforcement of official controls would be unreasonable and unfair.

The BOA is responsible for providing this flexibility as appropriate without undermining the standards and objectives of the comprehensive plan or the official controls enacted by the county to further the purpose and objectives of its comprehensive plan. The BOA acts as a safety valve for the county, preventing hardship in the application of official controls.

Planning Commission (PC) Duties

The duties of the St. Louis County Planning Commission (PC) are as follows:

1. Prepare and recommend to the St. Louis County Board of Commissioners a county comprehensive plan and official controls necessary for implementation.
2. Review any comprehensive, land use, or other plans or official controls sent to the county by any local unit of government, council of governments, regional agency, state agency, or federal agency, and to make a report to the County Board.
3. Hold all public hearings required for comprehensive plans, official controls, conditional use permit applications, subdivision platting proposals, amendments to the same, and other matters as prescribed by county ordinance.
4. Review and act upon (i.e., hold a hearing and make the final declaration) all environmental review petitions, worksheets and impact statements that involve conditional uses, subdivision plats or other development proposals.



Source: St. Louis County Planning and Community Development Department, 2013

Planning Commission (PC) Summary

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission (PC)

Subdivision Activity

■ Planning Commission Hearings

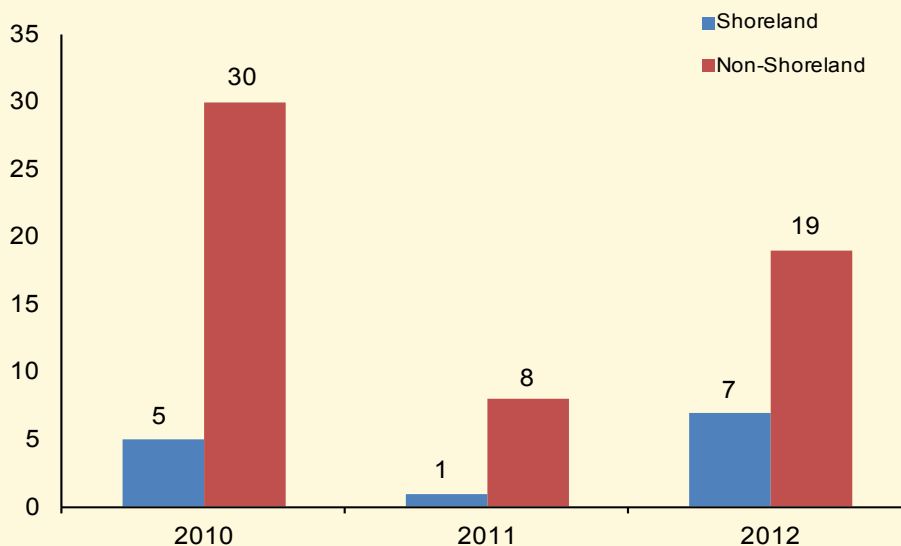
Planning Commission Hearings by Type

Total Number 2011-2013

Conditional Use Permit Hearings	2011	2012	2013	
			#	% of Total
Sales and Service	0	2	0	0.0%
Borrow Pit	5	6	3	13.0%
Resorts/Campground/B&B	0	4	1	4.3%
Other	1	0	0	0.0%
Rural Industry	1	5	2	8.7%
Mini-Storage	1	4	1	4.3%
Home-Based Business	0	0	1	4.3%
Planned Unit Development (PUD)	0	0	0	0.0%
Communication Towers	1	1	4	17.4%
Subtotal	9	22	12	52.0%
Other Hearings				
Preliminary Plats/Subdivisions	2	2	1	4.3%
Rezoning	0	1	4	17.4%
Land Use/Water Plans	0	0	0	0.0%
Ordinance	3	1	2	8.7%
Environmental Assessment Worksheet	0	0	2	8.7%
Other	0	0	2	8.7%
Subtotal	5	4	11	48.0%
Total Hearings	14	26	23	100.00%

Shoreland vs Non-Shoreland Planning Commission Applications

2011-2013



Source: St. Louis County Planning and Community Development, 2013

Planning Commission (PC) Summary

Land Use Administration	Permit Summary	Board of Adjustment (BOA)	Planning Commission (PC)	Subdivision Activity
-------------------------	----------------	---------------------------	--------------------------	----------------------

Subdivision Activity Total Number 2013

				Recorded (Planning Commission Action)
	Lake Name	Township	Lots	
Preliminary Plats Approved				
East Bay Shores First Addition	Lost Lake	57-16 Unorganized	10	November
Plats Denied				
None				
Planned Developments Approved				
None				
Planned Developments Denied				
None				

Planning Commission Referrals to County Board: 2013

				Planning Commission Action	Board Action
Land Use Plans					
None					
Rezoning					
Unorganized 56-16 (Section 14)				January 2013	March 2013
Unorganized 53-13 (Sections 14 and 15)				April 2013	May 2013
Unorganized 64-13 (Section 35)				July 2013	October 2013
Plats	Lake Name	Township	Lots		
Granite Ridge	Vermilion	61-16 Vermilion Lake	3	October 2012	April 2013
Rupert Shores	Vermilion	63-18 Beatty	3	November 2011	January 2013
Ordinance Amendments					
Zoning Maps - Ordinance 46				June 2013	August 2013
Subdivision - Ordinance 60				June 2013	August 2013

Source: St. Louis County Planning and Community Development Department, 2013

Subdivision Activity

Land Use Administration

Permit Summary

Board of Adjustment (BOA)

Planning Commission (PC)

Subdivision Activity

Subdivision Activity Reviewed by Staff

Subdivision Activity

Total Number 2013

	Lake Name	Township	Lots
Minor Subdivisions Approved			
Mary's Pine Forest	Burntside	63-13 Morse	3
Lot Line Adjustments Approved			
3			
Parcel Reviews Approved			
13			
Minor Boundary Adjustments			
6			

Source: St. Louis County Planning and Community Development, 2013